



## **FY 2002 – 2<sup>nd</sup> Quarter Report**

### **FACILITIES MANAGEMENT DEPARTMENT (FMD)**

**This quarterly report presents the status of major projects managed by Maricopa County's FMD. It is presented as a service to our customers. Additional information is available from the FMD project manager listed in parentheses after each project description.**

#### **DOWNTOWN PHOENIX SUPERIOR COURT COMPLEX**

- **East/West/Central Courts fire alarm system was completed by Siemens on June 30, 2001. 1<sup>st</sup> Ave Jail will be complete by January 30, 2002. (Ken Jones – 6 6060)**
- **The Design & Construction Division continues to assist the Court in planning and budgeting the remodeling of the Old Courthouse building. Building permits for the code and utility upgrades are in place. Phase 2 utility upgrades will begin in January. (Larry Sorenson – 6 6764)**
- **Central Court Basement – Installation of an ice machine for the Superior Court Complex is scheduled for completion by January 31, 2002. (John Stover – 6 4153)**
- **Energy Systems Design is conducting an engineering study of the domestic water system in the East Courts. Estimated completion is January 31, 2002. (John Stover – 6 4153)**
- **A contract to replace the revolving door at the Change of Venue restaurant is waiting for signature. The project is scheduled for completion by February 28, 2002. (John Stover – 6 4153)**
- **Design has started on a project to upgrade the wastewater collection system in the East Court – Food Court Facilities. Design is scheduled for completion in February 2002. (John Stover – 6 4153)**
- **Design has started on a project to install a new fire pump in the West Court Facility. Design is scheduled to be completed in February 2002. (John Stover – 6 4153)**
- **Design and Construction Division has begun a project to remove the asbestos and provide a facelift to the East Courts and associated hallways/offices on the 7<sup>th</sup> – 9<sup>th</sup> floors. (Elliot Bloom – 6 8175, Larry Sorenson – 6 6764)**
- **Replacement of the double duct and variable air volume boxes – Central Court Building Design Development report is complete. Design to begin in January and be completed by March 2002. Construction is scheduled to begin in May and be completed by Fall 2002. (Bob Kegel – 6 6634)**
- **A Life Safety Study is underway in the East, Central, West Courts and Auditorium. Scheduled completion is March 2002. (Bob Kegel – 6 6634)**

- Design is underway to replace the two old 500KW emergency generators at the West Courts Building. Design completion schedule is March 2002. This phase of the project is design only. Request for construction funding will be justified for FY03. (Percy Costes – 6 6628)
- The 900KW emergency generator load bank cutover circuit at the West Courts Building is out to bid. Project is scheduled for completion by April 2002. (Percy Costes – 6 6628)
- Code and Safety upgrades at the lower and plaza levels of all 3 buildings have begun. Metropolis Design Group has begun the evaluation and research phase necessary. This work will improve public access, security and health concerns in all public toilet facilities and adjacent spaces. Phased construction will begin in March/April 2002. Construction completion is scheduled for December 2002. (Larry Sorenson – 6 6764)
- Bidding of plaza infrastructure improvements necessary for the protection of Court property and evidence rooms will occur in January 2002. Work will be complete in 3<sup>rd</sup> quarter 2002. (Larry Sorenson – 6 6764)
- Bidding of exterior tower building replacement for East, West and Central Courts will begin in January 2002. This involves removal and replacement of caulk in the joints between the concrete panels that make up the exterior skin of the buildings. (Larry Sorenson – 6 6764)
- FMD will be replacing the roofing on all the 1-story structures, which comprise the Downtown Superior Court Complex. Drawings are underway and it is expected that bidding will begin sometime at the end of January 2002. (Bob Metelits – 6 6624)

#### **JUVENILE DETENTION/COURTS**

- Durango Juvenile Facility – Boiler Upgrade Phase Two is in the design document phase. Review of 80% construction documents is complete. Comments are in to the consultant for incorporation into final documents and the construction phase is projected for Spring 2002. (Tony Gasca – 6 8199)
- Juvenile Administration Building – New electrical services, switchgear and panel boards are being installed by AJP Electric and will be complete by May 2002. (Ken Jones – 6 6060)
- Operations & Maintenance is nearing completion of the chilled water consolidation project which was undertaken to conserve energy by reducing the total number of air conditioning systems in use and to provide more control over the system based on ambient outside conditions. (Randy Despain – 6 4798)

#### **JUSTICE COURTS**

- A new justice court is being planned for the Gilbert area. The court will be part of a new City of Gilbert Public Safety Complex. The court will be located on the ground floor of Courts/Prosecutor Wing and will share the area with the City of Gilbert Municipal Courts. The County will lease space from the City of Gilbert for this court. The project was bid in September 2001. An Inter-Governmental Agreement is being worked on with the City of Gilbert for review and consideration of the BOS. (Manny Marti – 6 4235)
- West Mesa Justice Court's new fire alarm system was installed by Grinnell and completed on November 26, 2001. (Ken Jones – 6 6060)

- A 10,768 sq ft lease has been negotiated for a new West Tempe Justice Court and has been submitted for BOS approval in January 2002. (Jaime Fontes – 6 1067)

## **SHERIFF/JAILS**

- FMD Director and staff continue to work with Criminal Justice Facilities Development Department (CJFDD) in construction of new Jail facilities. Jail projects are updated monthly by CJFDD. (Norm Hintz – 6 8227, Rick Barker – 6 8194)
- Durango site – Erosion control site work will bid in January 2002. (Larry Sorenson – 6 6764)
- Durango Jail – HVAC renovation for three housing units (D3, D4, D5) is to be bid in January 2002. 90% of construction documents are currently under review. Construction phase to take place during Winter 2002, with final completion in Spring 2002. (Tony Gasca – 6 8199)
- Durango Jail – Refrigerant monitor and purge exhaust system is in the construction document phase. Construction is projected to be complete in June 2002. (Tony Gasca – 6 8199)
- Towers Jail – Replace air wash units: Phase 2 is in construction mobilization phase. (Tony Gasca – 6 8199)
- Towers Jail – Design for ADA Modifications at Towers Jail has been completed by SGS+ Architects and is ready to go to permitting and bid by February 2002. (Alicia Hernandez – 6 6645)
- Durango Jail – Design for ADA Modifications at Durango Jail have been completed by SGS+ Architects and are ready to go to permitting and bid by February 2002. (Alicia Hernandez – 6 6645)
- Madison Street Jail – Construction for ADA modifications at Madison Street Jail Pod C was awarded to Candle Construction. Construction is scheduled to begin February 1, 2002. (Alicia Hernandez – 6 6645)
- Construction for MCSO Mandated Educational Program for inmates at Towers and Durango Jails has been completed. The Durango facility reached completion on July 11, 2001. Towers reached completion December 18, 2001. (Steve Granillo – 6 8753)
- MCSO Training Facility – The FRC has recommended continuing the design/build team selection process. Three firms were invited to submit proposals. (Larry Sorenson 6 - 6764)
- Sheriff's Computer Room in Admin Building Basement – Design for HVAC improvement is scheduled for completion February 2002. Construction to be completed by May 2002. (Bob Kegel – 6 6634)
- Towers/Durango Re-roofing – Request for professional services from Craig Walling, Architect, Inc to provide design and specifications to re-roof pods at Towers and Durango Jails. (Bob Metelits – 6 6624)

## **DOWNTOWN PHOENIX CAMPUS**

- Maricopa County working with the City of Phoenix, Maricopa Association of Governments and other agencies developed a preliminary conceptual design for a Homeless Assistance Center between 9<sup>th</sup> Avenue and 13<sup>th</sup> Avenue generally between Jackson Street and the railroad tracks.

The center will provide various services in providing healthcare services to homeless persons and assisting in their transition to permanent housing. The center would be one of several throughout the County. The Board of Supervisors directed that the Planning Division begin the process to acquire the lumberyard site between 9<sup>th</sup> and 12<sup>th</sup> Avenues and provided funding to commence schematic design of the site, the Healthcare for the Homeless Clinic and the Day Resource Center. Environmental and archeology testing programs have been developed; Real Estate Services is negotiating with the owner to obtain a right-of-entry to complete the testing program. The request for Letters of Interest (LOI) for design services was issued on November 26 and completed LOIs were submitted to the Facilities Management Office on December 27. Award of the design contract is scheduled for March 6, 2002. (Neil Urban – 6 5988)

- Jackson Street Parking Garage and Clerk of Superior Court Customer Service Center – The Information Technology space has been completed in the lower level of the garage. The project is complete and minor closeout items remain to be completed. The City will approve the final Certificate of Occupancy as soon as all final submittals (as-built drawings, street paving test results, etc) are made by the contractor. The State Fire Marshal has given his final approval. The contractor is completing approximately 75 punch list items from the final punch list. It is expected that all closeout items will be completed by the end of January 2002. (Bob Yantzer – 6 0039)
- Administration Building (Plaza de Maricopa) – The design development drawings were submitted to the City for review on November 26, 2002. Several code modification requests have been submitted to the City with one receiving written approval and the other verbally approved. Work with the [CM@Risk](#) and the Architect is ongoing in an effort to get the building cost in line with the established budget. To that end, buildings B, C and D are being revised with less square footage and more economical construction. The schedule has been pushed back to so that a guaranteed maximum price will be established at the end of March 2002. We are attempting to time the bidding with when we think the economy will provide us with the best costs. (Bob Yantzer – 6 0039)
- Demolition of the old Court Records building located on South 3<sup>rd</sup> Ave was completed on December 28, 2001. (Elliot Bloom – 6 8175)
- Madison Street water main relocation – Work involves the abandonment of a 42" water main in Madison Street between 5<sup>th</sup> Avenue and 8<sup>th</sup> Avenue and the installation of approximately 2,000 feet of new water main (1) in 5<sup>th</sup> Avenue between Madison and Jefferson, (2) in Jefferson Street between 5<sup>th</sup> Avenue and 8<sup>th</sup> Avenue, and (3) in 8<sup>th</sup> Avenue between Jefferson Street and Madison Street. Construction is expected to begin in December 2001 for a period of 90 days. (John Stover – 6 4153)
- A comprehensive asbestos and lead paint survey of Security Building was completed on July 15. An abatement/demo contract for the first phase was awarded to Native Environmental and was completed in October 2001. (Elliot Bloom – 6 8175)
- Security Building/Center – Design addressing life safety issues and providing operation and maintenance remodel in the basement opening bids on January 15. Construction is anticipated to begin on February 4, 2002. (Alicia Hernandez – 6 6645)
- Madison Street Parking Garage – Replace CCTV Surveillance System and relocate head end to Protective Services Command Center. Project is scheduled to bid January 10, 2002. (Gary Polega – 6 6370)

- **Security Building/Center – Design by Briggs & Paxton to replace boilers in the basement will be completed by January 15, 2002. (Alicia Hernandez – 6 6645)**
- **Security Building/Center – Design of new variable air volume air handler, chilled water piping, distribution system and the evaluation of outside air ducts, sealed louvers, exhaust systems, boiler combustion air for both buildings is scheduled to be completed by January 30, 2002. (Alicia Hernandez – 6 6645)**
- **Security Building/Center – A design for fire alarm backbone for both buildings is underway. (Ken Jones – 6 6060)**
- **FMD is completing drawings for the upgrade of security at the loading dock area of the Administration Building. This consists of two (2) overhead rolling metal grilles and accompanying controls. This should be out to bid in mid-January 2002. (Bob Metelits – 6 6624)**

#### **SOUTHEAST REGIONAL FACILITY**

- **Renovation of the Southeast Regional HVAC system began in November. Work is scheduled to be completed in May 2002. (John Stover – 6 4153)**
- **A project is under design to put all Superior Court security systems on emergency power. (Gary Polega – 6 6370)**
- **FMD continues to assist the Court by overseeing the 2<sup>nd</sup> floor Juvenile Courtroom build-out. (Larry Sorenson – 6 6764)**
- **A 14,000 sq ft segment of the Sheriff's Southeast regional substation will be remodeled into an Early Disposition Court. The Court and MCSO have approved a final layout. Architectural work is in progress. (Larry Sorenson – 6 6764)**
- **Clerk of the Superior Court – Family Support Services – SE Mesa – Demolition of vault to create offices. Design has been completed. Construction to begin pending FRC and BOS approval. (Alicia Hernandez – 6 6645)**

#### **SPACE PLANNING/REGIONAL SERVICE CENTERS**

- **The architectural firm of DMJM assisted the Superior Courts and FMD in the development and updating of Superior Courts space standards. DMJM facilitated a design charrette that received input from a team of people comprised of Superior Court Administration and judges, as well as a number of other departments that directly interact with the Court process. A final document was approved by the BOS in January 2002. (Manny Marti – 6 4235)**
- **The Planning Division retained a planning consultant to evaluate the “highest and best” storage/warehousing use of the existing Maricopa County Sheriff's Office and Materials Management Warehouse. The consultant will also conduct a needs assessment of the Sheriff's Property and Evidence storage facility and evaluate the potential for the relocation of this function into the Sheriff's Warehouse Facility. Preliminary findings indicate the feasibility of relocating the Property and Evidence Storage facility to the warehouse and also providing adequate space for FMD systems furniture storage. The final report will be completed in January 2002. (Neil Urban – 6 5988)**
- **The Planning Division is proceeding with the development of the cafeteria, credit union and child care center in the TI space in the new Durango Parking Structure. A childcare needs**

assessment has been completed and the consultant has provided recommendations on the feasibility of the child care center. The consultant's report includes estimated startup costs and budgets for the first three years of operations. The project was brought before the FRC for discussion of funding possibilities, and was referred for further study. (Neil Urban – 6 5988)

- Upon BOS approval of recommendations by consultants BRW/Elliot Pollack to pursue development of site-planning activities for the three projected Regional Service Centers (Northwest, West, and the Northeast), the following three steps were undertaken:

#### **Northwest Regional Center**

An IGA was initiated and agreed upon between the County and the City of Surprise to install modular buildings as a temporary Superior Court facility, within the Surprise City Center (which is the future location of the Northwest Regional Center). This will be the first phase of the establishment of the regional center in the Northwest. The City has begun to prepare the site. Lafferty Construction was selected to design and construct the modular court facilities, which is scheduled for completion by May 2002.

A second IGA is being initiated to share the cost and the efforts for a site planning/development study for the County Regional Center and the Surprise City Center, and to choose an architecture consultant for the study. The Smith Group Inc. was selected to conduct the study. The study is to be completed within 120 days, after which it will be presented to the BOS and to the Surprise City Council for final approval. (The IGA is currently in the approval stage)

#### **West Regional Center**

A similar process was followed in developing the West Regional center with the City of Avondale. An IGA has been developed to share in the cost and efforts of conducting a site planning study for the Avondale Government and the County Regional Center. The entire site occupies 60 acres on the southeast corner of 115<sup>th</sup> Avenue and Van Buren. The consulting firm of BRW was selected to conduct the study. The study is to be completed within 120 days of approval of the IGA, and will be presented to the BOS and the Avondale City Council for final approval.

#### **Northeast Regional Center**

We continue to explore the possibility of acquiring part of the Chauncy Ranch site for the Northeast Regional Center. Both Westcor and the Chauncy family, co-owners of the site, have shown a strong interest in having the County as part of their future development. While the site represents an excellent opportunity for future government center, the cost of acquiring it is of concern. Thus we continue to explore different options.

Another site under study is located at the intersection of 101 and Pima Rd in a retention zone, and offers the possibility for a partnership between the County, the State and the City of Scottsdale. Once the site is determined a site planning study will be initiated. (Paul Gabriel – 6 5561)

### **COLLABORATION**

- Protective Services has completed the process of upgrading the Central Hirsch Security Access System to better meet our customers' needs and demands for expansion. The upgrade project was completed on December 30, 2001. The remainder of the off-site Hirsch Security System users were tied into the Central Security Access System by December 31, 2001. (Gloria D'Romero – 6 8186, Bill White – 6 8633)

- **Protective Services is working with Public Health Administration on providing off-site security for their Community Health Nursing Immunization Program, which began in January 2001. This program is for eight different locations for the 2002 calendar year. (Jordan Dacquisto – 6 8350)**
- **Protective Services is working with the architects/engineers who are constructing the new Forensic Science Center, Durango Parking Garage, and Administration Building regarding security access and camera systems. (Jordan Dacquisto – 6 8350)**
- **Protective Services, in conjunction with Superior Court Administration, coordinated efforts to park jurors in the new Jackson Street Parking Garage starting in November 2001. (Jordan Dacquisto – 6 8350)**
- **FMD continues to assist the Stadium District in the administration of various new construction projects at the Bank One Ballpark. Current projects include clerestory glazing evaluation, structural and ADA reviews of temporary construction necessary for the Insight.com Bowl, and oversight of the \$2M 4<sup>th</sup> Street Pedestrian Bridge. (Larry Sorenson – 6 6764)**

#### **MISCELLANEOUS**

- **Average maintenance and repair work orders completed for the quarter 6,553 corrective maintenance & 2,580 preventive maintenance jobs. (Rick Barker - 6 8194)**
- **The Public Health Clinic and specific groups of the Environmental Services Department project for a new combined facility of approximately 60,000 sq ft have been put on hold pending funding through alternative means. (Bob Metelits – 6 6624)**
- **Facilities Management Durango Maintenance Facility Design-Build Project – programming and schematic design of the 26,840 sq ft facility is well underway. Publication of the request for letters of interest occurred on September 13<sup>th</sup> and 20<sup>th</sup>. Three final design/build teams were selected for final competition. The project must be re-justified by the FRC for recommendation to the BOS in January 2002. (Steve Granillo – 6 6764)**
- **FMD has been working on applying rock for dust control at the Twin Buttes Cemetery. O&M staff with the assistance of inmate labor are nearing completion of this project (Marc Richardson – 6 6646 and Lydell Black – 6 6327)**
- **The Sempra Energy contract is nearing completion with all lighting projects and approximately 95% of mechanical projects completed. Work at the Avondale Substation and MCSO Warehouse was completed the first week of December. Mechanical work at the MCSO Administration building is also complete. (Randy Despain – 6 4798)**
- **The O&M Division continues to replace and/or repair major building equipment and systems as part of the major maintenance program. Over \$4M has been expended to date on these improvements. (John Hamlet – 6 4992)**
- **Materials Management – Air conditioning. Design to start January 2002, design to be complete March 2002. Equipment to be purchased May 2002. Construction will begin Fall 2002. (Bob Kegel – 6 6634)**
- **A comprehensive asbestos abatement of building 1916 at Durango will begin before the end of January. (Marc Richardson – 6 6646, Elliot Bloom – 6 8175)**